



GRASSROOTS
REALTY GROUP

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1009 Channelside Way SW
Airdrie, Alberta

MLS # A2303627



\$569,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Street L		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Extra Fridge, Sauna in the backyard, Steam Shower, Mail Key(s), Infared Sauna

Massive Price Reduction!! Step into exceptional value in this beautifully maintained home, located in one of Airdrie's most desirable neighborhoods. Lightly lived in and thoughtfully upgraded, it offers a warm, welcoming feel from the moment you enter. Designed with wellness and comfort in mind, the home features a BACKYARD CEDAR SAUNA, INDOOR INFRARED SAUNA, and a STATE-OF-THE-ART STEAM SHOWER—creating a true at-home retreat. A LENNOX ELITE HIGH-EFFICIENCY AIR CONDITIONER (2022), 3-STAGE WHOLE-HOME FILTRATION SYSTEM (2023, NEW FILTERS 2026), NEW HUMIDIFIER, and ECOBEE SMART THERMOSTAT ensure year-round comfort and air quality. Recent upgrades include an oversized 227 litre HOT WATER TANK (2024), and NEW WASHER AND DRYER (2024). The outdoor space is built for relaxation and entertaining, featuring a GENEROUS BACK DECK, THREE GAZEBOs, GAS PATIO HEATER, and a STORAGE SHED. Inside, the open-to-above entryway creates a bright, spacious feel. The UPDATED KITCHEN offers excellent counter space and storage, complete with a NEW INDUCTION STOVE (SOUS VIDE, AIR FRY, WI-FI), SECOND FULL-SIZE FRIDGE, and a brand new, never before used, dishwasher! Upstairs, the east-facing primary bedroom offers space and privacy with a well-appointed ensuite, while two additional bedrooms overlook the backyard—ideal for family, guests, or a home office. The partially developed basement provides flexible space for a home gym, workshop, or future development. Enjoy a SUNNY, WEST-FACING MATURE BACKYARD—rare in newer communities. Ideally located within walking distance to 8th Street and the shops at Creekside Crossing, this home offers the perfect balance of comfort,

convenience, and lifestyle.